

MEMORANDUM

April 14, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/3/77

Petitions Nos. Z-3830-3831
New England Marina
24(r)-26(r) Ericsson Street, Dorchester
near Port Norfolk Street

One-story frame structure - waterfront (W-2) district.

Purpose: to erect one-story frame accessory storage structure; to erect overhang roof shelter for exterior restaurant dining.

Violation:

Section 8-6. Extension of a conditional use requires Board of Appeal hearing.

Addition would be used for storage of tables, chairs, and kitchen equipment, which would be consistent with present restaurant use. Appellant has met with residents of immediate area, who had no objections. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3830-3831, brought by New England Marina, 24(r)-26(r) Ericsson Street, Dorchester, for two conditional uses to erect a one-story accessory storage structure and an overhang roof shelter in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Appellant has met with residents of immediate area. Additions would be consistent with present restaurant and would have no impact on marina area.



Z-3830-31

26R ERICSSON ST.
(DOR.)

TENEAN

BEACH

PLAYGROUND

EXPRESSWAY

WILLIAM

MORRISSEY

REDFIELD

WOODNORTH

FRANKLIN

WALNUT

STREET

PARKING

STREET

DOCKING

WALNUT COURT

PORT NORFOLK

LAWLEY

ERICSSON STREET

STREET

STREET

DOCK

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Board of Appeal Referrals 4/14/77

Hearing: 4/26/77

Petition No. Z-3833

Newert Daniels

251-257 North Harvard Street, Allston
at Bayard Street

One-story masonry structure - residential (R-.5) district.

Purpose: to change occupancy from four stores to retail store, barber shop, and restaurant.

Violation:

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Site is inappropriate for proposed restaurant facility. Area is predominantly residential. There is substantial neighborhood opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3833, brought by Newert Daniels, 251-257 North Harvard Street, Allston, for a change in a nonconforming use for a change of occupancy from four stores to retail store, barber shop, and restaurant in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for proposed restaurant facility. Area is predominantly residential. There is substantial neighborhood opposition.



Z-3833

251-257 NORTH HARVARD ST.
(ALLSTON)

Board of Appeal Referrals 4/14/77

Hearing: 5/3/77

Petition No. Z-3837
Joyce Freeman
73-73A Nonantum Street, Brighton
near Washington Street

2½-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in a residential (R-.5) district.		
Section 14-1. Lot area is insufficient.	2 acres	5,000 sf
Section 14-3. Lot width is insufficient.	200 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	50 ft.

Occupancy is existing. Neighbors have no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3837, brought by Joyce Freeman, 73-73A Nonantum Street, Brighton, for a forbidden use and three variances for a change of occupancy from two-family dwelling to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Neighbors have no objection to additional occupancy.

73-73A NONANTUM ST.
(BRI.)

Z-3837



Board of Appeal Referrals 4/14/77

Hearing: 5/3/77

Petition No. Z-3838
Greater Boston Fund for International
Affairs
40 Mt. Vernon Street, Boston
at Walnut Street

4½-story structure - apartment (H-2-65) district.

Purpose: to change occupancy from seven apartments and offices to offices, library, adult education center and/or community center.

Violation:

Section 9-1. Extension of a nonconforming use requires Board of Appeal hearing.

Total structure would be used as offices and meeting space for a joint international center providing educational and cultural exchange facility in connection with international affairs. Beacon Hill Civic Association has approved petition with eight conditions; petitioner has indicated agreement. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3838, brought by Greater Boston Fund for International Affairs, for an extension of a nonconforming use for a change of occupancy from seven apartments and offices to offices, library, adult education center and/or community center in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that existing tenants be satisfactorily relocated; that there be no further real estate expansion on Beacon Hill by petitioner and its affiliated organizations/tenants; that abutting property at 42 Mt. Vernon Street, owned by petitioner, be used only for residential purposes; that upon sale, structure be restored to residential occupancy



Board of Appeal Referrals 4/14/77

Hearing: 5/10/77

Petition No. Z-3839
Robert G. Harris
576 River Street, Mattapan
at Tesla Street

3½-story frame structure - local business (L-.5) district.

Purpose: to erect one-story addition to store and three-family structure.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive	.5	1
Section 17-1. Open space is insufficient.	1,000 sf	639 sf
Section 20-1. Rear yard is insufficient.	20 ft.	16 ft.
Section 23-4. Off-street parking is insufficient.	4 spaces	3 spaces

Proposal would provide additional floor space for petitioner's rental equipment service. There is no community objection. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3839, brought by Robert G. Harris, 576 River Street, Mattapan, for four variances to erect a one-story addition to a store and three-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3839
576 RIVER ST.
(MATT.)



Board of Appeal Referrals 4/14/77

Hearing: 5/10/77

Petition No. Z-3840
Sears, Roebuck & Co.
87 Jersey Street, Boston
at Peterborough Street

36,073 square feet of land - apartment (H-2) district.

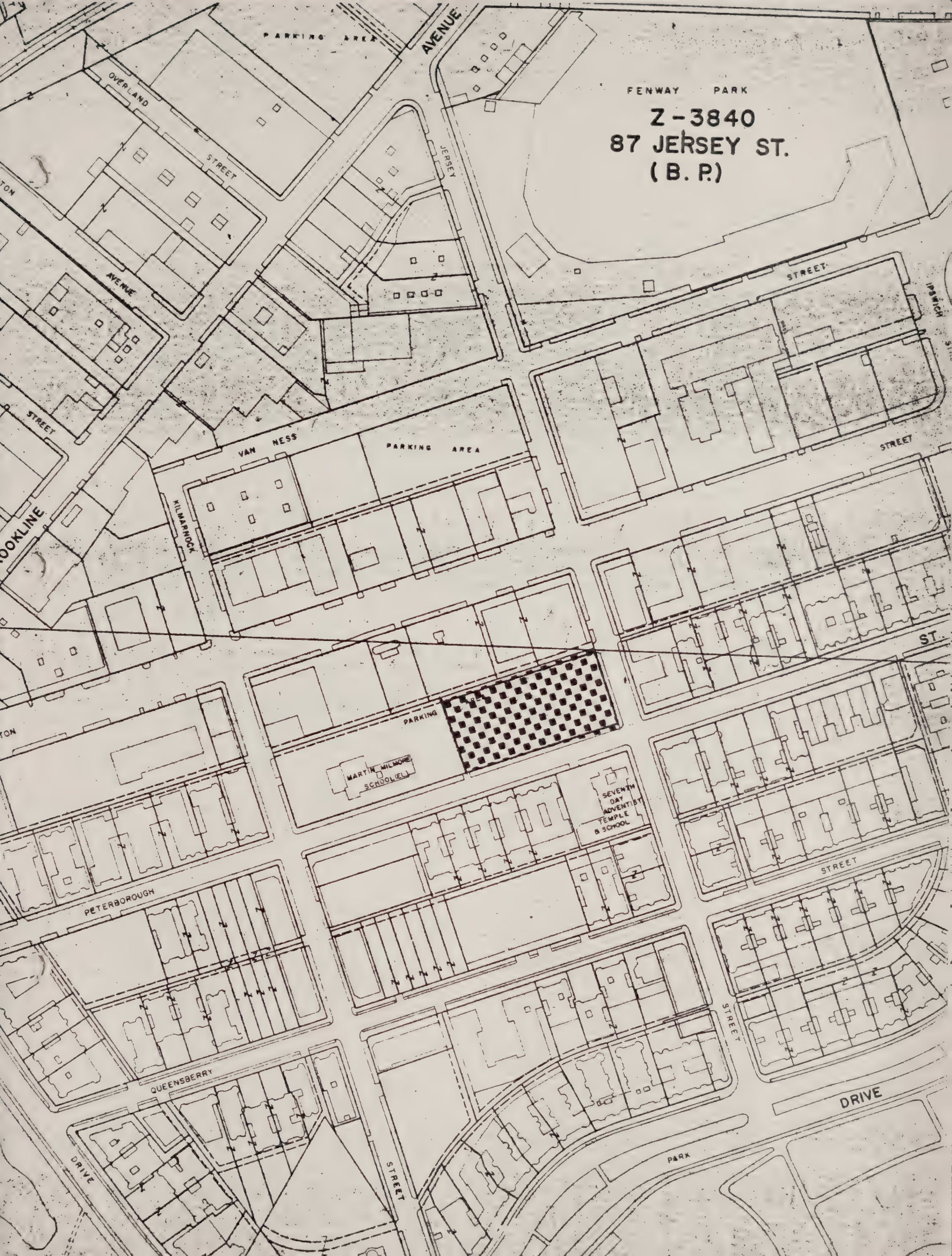
Purpose: to continue use of premises for public parking of 110 cars
charging a fee.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Public parking for a fee is forbidden in an apartment (H-2) district.		
Section 18-1. Front yard is insufficient.	20 ft.	6 ft.

In 1973, petitioner received approval for a conditional use for three years with Authority concurrence. Facility provides 110 spaces for employees, customers (no fee), and Fenway Park events (fee). Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3840, brought by Sears, Roebuck & Co., 87 Jersey Street, Boston, for a forbidden use and a variance to continue use of premises for public parking of 110 cars for a fee in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a plan for a landscaped screen be submitted to the Authority for design review; that petitioner enter into agreement with City for disposition of parking lot on former park land at intersection of Brookline Avenue and Park Drive (discussions now in progress).



FENWAY PARK
Z-3840
87 JERSEY ST.
(B. P.)

PARKING AREA

PARKING

MARTIN MILMORE
SCHOOL

SEVENTH
DAY
ADVENTIST
TEMPLE
& SCHOOL

PETERBOROUGH

QUEENSBERRY

DRIVE

PARK

Board of Appeal Referrals 4/14/77

Hearing: 5/10/77

Petition No. Z-3841
Durfee Motor Sales (Oste Chevrolet, Inc.)
1065 Commonwealth Avenue, Boston
at Alcorn Street

One-story structure - general business (B-2) district.

Purpose: to erect two wall signs and one projecting sign.

Violation:

Section 11-2. A sign attached at right angles to a building may project no more than six feet from the building; area of proposed sign exceeds maximum allowed; total area of all proposed signs on frontage exceeds maximum allowed.

Current proposal, representing a major improvement in design over the original, has been reviewed with Authority staff. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3841, brought by Durfee Motor Sales (Oste Chevrolet, Inc.), 1065 Commonwealth Avenue, Boston, for a conditional use to erect three signs in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-3841
1065 COMMONWEALTH AVE.
(ALLSTON)

Board of Appeal Referrals 4/14/77

Hearing: 4/26/77

Petition No. Z-3843
Cities Service Company
480 Washington Street, Brighton
at Lake Street

One-story masonry structure - local business (L-.5) district.

Purpose: to erect one-story structure for use as retail store
and self-service sale of gas and petroleum products.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A self-service gas station is conditional in an L-.5 district.		
Section 20-1. Rear yard is insufficient.	20 ft.	12 ft.

Existing gas service and store structure would be demolished. There is no community objection to the proposal. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3843, brought by Cities Service Company, 480 Washington Street, Brighton, for a conditional use and a variance to erect a one-story retail store and self-service gas station structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Entrance to the proposed facility, as indicated on plan, does not conform with City driveway standards.



Z-3843
480 WASHINGTON ST.
(BRI.)

ROGERS PARK

ANSELM

THOMAS A. EDISON
JR HIGH SCHOOL

STREET

ROAD

BROCK

BEECHCROFT

TURNER

FAIRBANKS

WASHINGTON

ROAD

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FRANCIS

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Board of Appeal Referrals 4/14/77

Hearing: 4/26/77

Petition No. Z-3844
Beatrice M. Coulter
14-16 Newbury Street, Boston
near Arlington Street

Four-story structure - general business (B-4-70) district.

Purpose: to erect canopy to front of store (women's boutique).

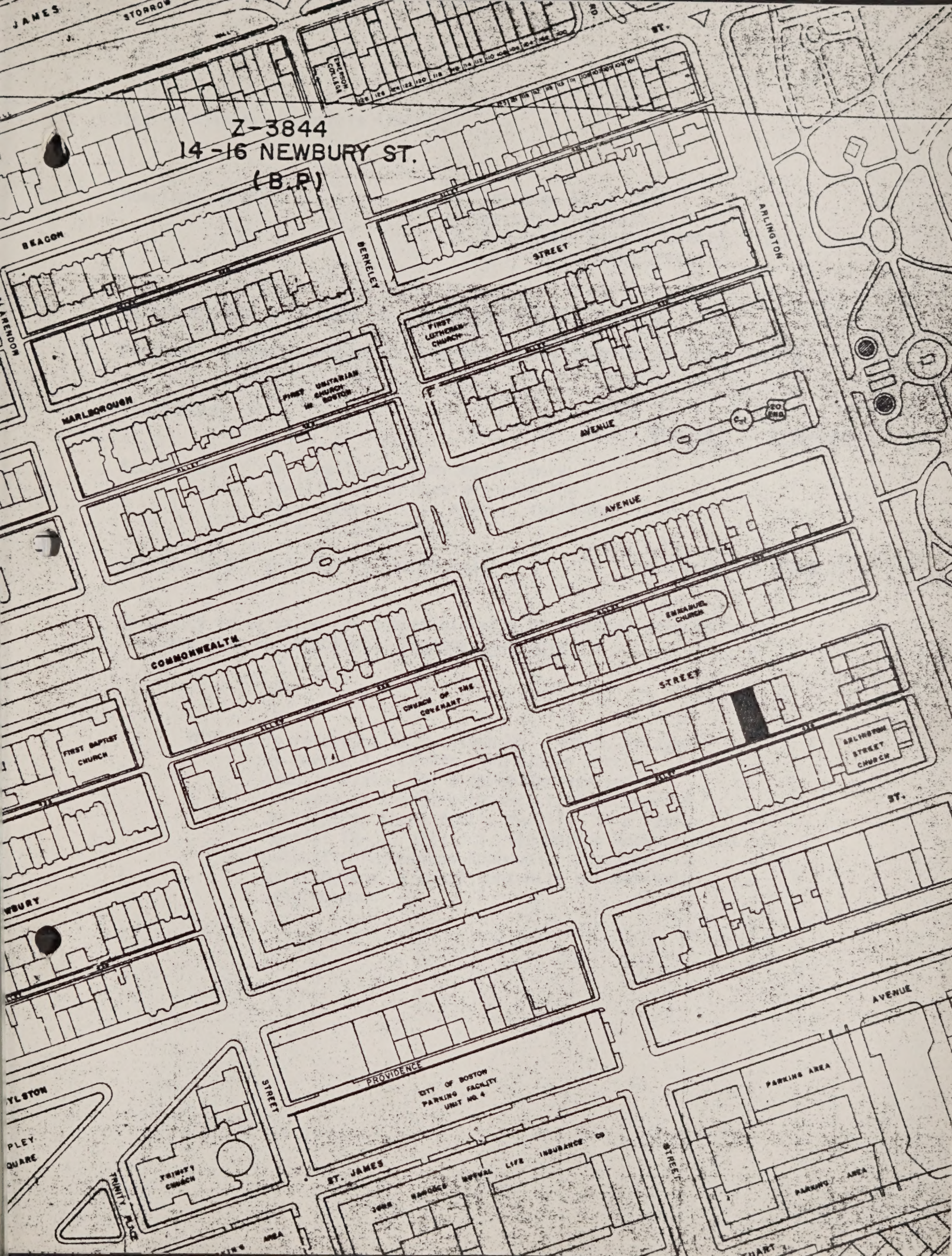
Violation:

	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	20 ft.	0

Facility will be consistent with other on street. No adverse impact. Recommend approval with design review.

VOTED: In reference to Petition No. Z-3844, brought by Beatrice M. Coulter, 14-16 Newbury Street, Boston, for a variance to erect a canopy to front of a store in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3844
14-16 NEWBURY ST.
(B.P.)



Board of Appeal Referrals 4/14/77

Hearing: 5/10/77

Petition No. Z-3845
Martin J. Barrett
1-3 Achorn Circle, Jamaica Plain
near South Street

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement of lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area is insufficient.	8,000 sf	4,088 sf

Occupancy is existing and compatible with residential neighborhood.
Abutters have no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3845, brought by Martin J. Barrett, 1-3 Achorn Circle, Jamaica Plain, for a forbidden use and a variance to change occupancy from two-family dwelling to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing and is consistent with residential neighborhood.



Z-3845

1-3 ACHORN CIRCLE
(J.P.)

PLAYGROUND

GRANDSTAND

J. W. MURPHY

TENNIS COURT

MUNICIPAL BUILDING

PUBLIC LIBRARY

WOMAN'S CLUB

BOY SCOUTS

BOY SCOUTS

BOY SCOUTS

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